

Beth Knight
5/23/14



RESIDENTIAL BOARD OF ADJUSTMENT
D E C I S I O N S

Wednesday, May 21, 2014

1:30 PM

1000 Throckmorton

City Council Chamber

2nd Floor – City Hall

Fort Worth, Texas 76102

For More Docket Information Visit:

<http://fortworthtexas.gov/planninganddevelopment/boards>

BOARD MEMBERS:

Paul Johnston, Vice Chair

P

Ronald R. Shearer

P

Vacant

Joey Dixon

P

De De Smith

P

Clifford (Carl) Logan, Chair

P

James Hill (Alternate)

P

Eunice Givens

P

Darien George

P

I. 12:30 P.M. LUNCH/WORK SESSION Pre-Council Chamber

A. Review of Cases on Today's Agenda

II. 1:30 P.M. PUBLIC HEARING Council Chamber

A. Approval of Minutes of April 16, 2014 Hearing (7-0-1)

B. Translation Cases

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1. **BAR-14-055 continued**

Jose Angon
3129 Hedrick Street

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a carport that encroaches five feet into a five-foot side yard setback, creating a zero-foot setback.

APPROVED (7-1)

2. **BAR-14-065**

Teresa Aguirre
2729 Hanger Avenue

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued enclosure of the garage that removed the required parking behind the front building line.

APPROVED (8-0)

3. **BAR-14-066**

Rosaura Ramirez & Baltazar Trevino
3316 E. 1st Street

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a driveway covering 100 % of the front yard, where 50% coverage is allowed, excessive by 50%.

DENIED (1-7)

4. **BAR-14-068**

Antonio Casillas
2118 Clinton Avenue

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the construction of a 5-foot open-design fence in the front yard.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of an open-design fence approximately 6 feet in height, excessive by 1 foot, in the front yard.

DENIED WITHOUT PREJUDICE (8-0)

C. New Cases

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5. BAR-14-011

Juan Rueda by Dunaway Assoc.
2800 Merrimac Street

- a. Request a **VARIANCE** in a "B" Two-Family District to permit the construction of two attached zero-lot line units with a 15-foot front yard setback, where a 22-foot setback is required, deficient by 7 feet.
- b. Request a **VARIANCE** in a "B" Two-Family Family District to permit the construction of an attached zero-lot line unit that would encroach 5 feet into the 20-foot projected front yard of an adjacent lot, creating a 15-foot projected front yard setback.

APPROVED (7-0-1)

6. BAR-14-021

Vivian Wilson
4129 Burke Road

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the re-construction of a front yard carport where none is allowed.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the re-construction of a front yard carport that encroaches five feet into a five-foot side yard setback, creating a zero-foot setback.

APPROVED (8-0)

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7. **BAR-14-022**

Melvin Haas Jr by Dunaway Assoc.
405 Templeton Drive

- a. Request a **VARIANCE** in a "B" Two-Family District to permit the construction of two attached zero-lot line units with a 15-foot front yard setback, where a 30-foot setback is required, deficient by 15 feet.

APPROVED (7-0-1)

8. **BAR-14-023**

Linwood Park Redevelopment, Ltd. by Dunaway Associates
403 Wimberly Street

- a. Request a **VARIANCE** in a "B" Two-Family District to permit the construction of two attached zero-lot line units with a 15-foot front yard setback, where a 25-foot setback is required, deficient by 10 feet.

APPROVED (7-0-1)

9. **BAR-14-024**

Linwood Park Redevelopment, Ltd. by Dunaway Associates
312 & 316 Wimberly Street

- a. Request a **VARIANCE** in a "B" Two-Family District to permit the construction of four attached zero-lot line units with a 15-foot front yard setback, where a 25-foot setback is required, deficient by 10 feet.

APPROVED (7-0-1)

10. **BAR-14-057**

Juan Jimenez
3209 S. Jennings Avenue

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a carport that would encroach approximately 5 feet into the 5-foot side yard setback, creating a 0-foot side yard setback.

APPROVED (8-0)

11. **BAR-14-058**

Charles R. Crawford
4636 Birchbend Lane

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the construction of a front yard carport where none is allowed.

APPROVED STIPULATING A TIME LIMIT OF 5 YEARS. (7-1)

12. **BAR-14-059**

Raul Gomez by Adrian Muniz
1362 Eastview Street

- a. Request a **VARIANCE** in the "R1" Zero-Lot Line/Cluster District to permit the construction of a residence with a front garage entry, where side or rear entry is required.

APPROVED (7-1)

13. **BAR-14-060**

Raul Gomez by Adrian Muniz
1358 Eastview Street

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- a. Request a **VARIANCE** in the "R1" Zero-Lot Line/Cluster District to permit the construction of a residence with a front garage entry, where side or rear entry is required.

APPROVED (7-1)

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14. **BAR-14-061**

Steven & Sandra Burda
3508 Stone Creek Way

- a. Request a **VARIANCE** under the "A-5" One-Family District regulations to permit the construction of a porch that would encroach approximately 4 feet into the 5-foot rear yard setback, creating a 1-foot rear yard setback.

APPROVED (8-0)

15. **BAR-14-062**

Sylvia Pinneda
6437 Malvey Avenue

- a. Request a **SPECIAL EXCEPTION** in an "A-7.5" One-Family District to permit the construction of a 5-foot open-design fence in the northeastern portion of the front yard.

CONTINUED (8-0)

16. **BAR-14-063**

Nathan & Cari Rader
2433 Rogers Avenue

- a. Request a **VARIANCE** in an "A-5/HC" One-Family District with a Historic and Cultural Overlay to permit the construction of a pool pavilion that would encroach approximately 3 feet into the 5-foot side yard setback, creating a 2-foot side yard setback.

APPROVED (8-0)

17. **BAR-14-064**

Bryan Freeze
3244 Merida Avenue

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a carport that would encroach approximately 4 feet into the 5-foot side yard setback, creating a 1-foot side yard setback.

APPROVED (7-1)

18. **BAR-14-070**

Kevin Dahlstrom
3508 Sagecrest Terrace

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the construction of a 4-foot wood screening fence in the projected front yard from an adjacent lot.
- b. Request a **VARIANCE** in an "A-5" One Family District to permit the construction of a fence 8 feet in height, excessive by 4 feet in the projected front yard from an adjacent lot.
- c. Request a **VARIANCE** in an "A-5" One Family District to permit the construction of a wood screening fence, where open design is allowed in the projected front yard of an adjacent lot.

DENIED (6-2)

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19. **BAR-14-071**

Janis Grays

2109 Briardale Road

- a. Request a **SPECIAL EXCEPTION** in an "A-7.5" One-Family District to permit the construction of a 5-foot open-design fence in the front yard.

APPROVED (7-1)

- b. Request a **VARIANCE** in an "A-7.5" One Family District to permit the construction of an open-design fence 6 feet in height, excessive by 1 foot in the front yard.
- c. Request a **VARIANCE** in an "A-7.5" One-Family District to permit the construction of a chain link fence on the front and side property lines.

DENIED (7-1)

20. **BAR-14-072**

John Proctor

4037 Pershing Avenue

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a residence that would encroach 5 feet into the 10-foot side yard setback, creating a 5-foot side yard setback.

APPROVED (8-0)

21. **BAR-14-074**

Cindy Turner

840 Claycourt Circle

- a. Request a **VARIANCE** in the "PD 549" Planned Development 549 District under the "AR" One-Family Zero Lot Line regulations to permit the construction of an in-ground pool that would encroach approximately 5 feet into the 10-foot side yard setback, creating a 5-foot side yard setback.

CONTINUED (8-0)

22. **BAR-14-075**

Larry & Min Stone

1412 N. Riverside Drive

- a. Request a **VARIANCE** in an "A-7.5" One-Family District to permit the construction of an approximately 22-foot tall habitable accessory structure that is taller than the primary structure.

CONTINUED (8-0)

23. **BAR-14-077**

Todd Burnette

4123 W. 7th Street

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of an addition that would encroach approximately 4 feet into the 5-foot side yard setback, creating a 1-foot side yard setback.

APPROVED (8-0)

24. **BAR-14-078**

Tim Allen Holding, LP

2700 Gordon Avenue

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- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a residence that would encroach approximately 5 feet into the 10-foot side yard setback, creating a 5-foot side yard setback.

CONTINUED (7-1)

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25. **BAR-14-079**

Marion Procter & Village Homes by Dunaway Associates

368 - 406 (evens) Foch Street

- a. Request a **VARIANCE** in a "B" Two-Family District to permit the construction of eight attached zero-lot line units with a 10-foot front yard setback, where a 25-foot setback is required, deficient by 15 feet.

APPROVED (7-0-1)

26. **BAR-14-080**

Dennis Whorton

10512 Bing Drive

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a 14-foot tall storage shed, where 10-foot tall structures are allowed, and waiving the additional setback for accessory structures over 10 feet tall.

APPROVED (8-0)

27. **BAR-14-081**

Chad & Caroline Arnette

4832 Lafayette Avenue

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the expansion of an existing garage that would encroach approximately 3 feet into the 5-foot rear yard setback, creating a 2-foot rear yard setback.

APPROVED (8-0)

28. **BAR-14-083**

Village Homes by Dunaway Associates

2901 - 2911 (odds) Merrimac Street

- a. Request a **VARIANCE** in a "C" Medium Density Multifamily District to permit the construction of six attached zero-lot line units with a 15-foot front yard setback, where a 20-foot setback is required, deficient by 5 feet.

APPROVED (7-0-1)

29. **BAR-14-084**

Linwood Park Redevelopment, Ltd. by Dunaway Associates

301 Templeton Drive

- a. Request a **VARIANCE** in a "B" Two-Family District to permit the construction of two attached zero-lot line units with a 15-foot front yard setback, where a 30-foot setback is required, deficient by 15 feet.

APPROVED (7-0-1)

30. **BAR-14-085**

Linwood Park Redevelopment, Ltd. by Dunaway Associates

2806 Merrimac Street

- a. Request a **VARIANCE** in a "B" Two-Family District to permit the construction of two attached zero-lot line units with a 15-foot front yard setback, where a 25-foot setback is required, deficient by 10 feet.

APPROVED (7-0-1)

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31. **BAR-14-086**

Melvin Haas Jr by Dunaway Associates

409 & 413 Templeton Drive

- a. Request a **VARIANCE** in a "C" Medium Density Multifamily District to permit the construction of four attached zero-lot line units with a 15-foot front yard setback, where a 30-foot setback is required, deficient by 15 feet.

APPROVED (7-0-1)

32. **BAR-14-087**

Linwood Park Redevelopment, Ltd. by Dunaway Associates

324 Wimberly Street

- a. Request a **VARIANCE** in a "B" Two-Family District to permit the construction of two attached zero-lot line units with a 15-foot front yard setback, where a 25-foot setback is required, deficient by 10 feet.

APPROVED (7-0-1)

33. **BAR-14-089**

Christopher & Jana Grant

3617 Westcliff Road South

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the reconstruction of a garage that encroaches 5 feet into the 5-foot side yard setback, creating a 0-foot side yard setback.

APPROVED (8-0)

34. **BAR-14-090**

Mark & Julie Anderson

4025 Harlanwood Drive

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a new residence with a 25-foot front yard setback, where a 33-foot setback is required, deficient by 8 feet.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a new residence with a 25-foot projected front yard setback, where a 36-foot setback is required, deficient by 11 feet.

CONTINUED (8-0)

III. ADJOURNMENT:

5:38 PM

ASSISTANCE AT THE PUBLIC MEETINGS:

Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

ASISTENCIA DURANTE LA REUNION PUBLICA:

El Edificio Municipal de la Ciudad de Fort Worth, City Hall, tiene acceso para silla de ruedas. Se solicita a las personas que planean asistir a esta reunión y que necesitan servicios de intérpretes o lectores/impresiones con letra grande que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad, llamando al teléfono (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión para que se hagan los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar los servicios auxiliares necesarios.

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Executive Session.

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.